

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49121

Property Information

property address: 1111 S TEXAS AVE

legal description: WINTER, BLOCK 2, LOT 5 & 6

owner name/address: GALLERY, ROBERT & LOIS

2403 QUAIL HOLLOW DR

BRYAN, TX 77802-2924

full business name: RENT WAY

land use category: COMM/RETAIL

type of business: furniture, electronics, appliance rentals

current zoning: C3

occupancy status: occupied

lot area (square feet): 14470

frontage along Texas Avenue (feet): 95

lot depth (feet): 150

sq. footage of building: 5066

property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

NO

NO

NO

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1

type of buildings (specify): metal

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) pipe fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces:

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: fair

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no
if yes, which ones: one on TX

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☐ yes ☒ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☐ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

